126.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,131,800 / 1,131,800
					USE VALUE:	1,131,800 / 1,131,800
					ASSESSED:	1,131,800 / 1,131,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEFRANCISCO ROBERT D/KRISTIN L
Owner 2:	
Owner 3:	
Street 1:	7 RADCLIFFE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O BRIEN MARY -
Owner 2:	-
Street 1:	11 CHURCHILL AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3352 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	559,700	5,100	567,000	1,131,800
Total Card	0.161	559,700	5,100	567,000	1,131,800
Total Parcel	0.161	559,700	5,100	567,000	1,131,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.65 | /Parcel: 337.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80959

GIS Ref

GIS Ref

Insp Date 05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.0-0003-0005.0

!9746!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	559,700	5100	7,000.	567,000	1,131,800	1,131,800	Year End Roll	12/18/2019
2019	104	FV	427,400	5100	7,000.	598,500	1,031,000	1,031,000	Year End Roll	1/3/2019
2018	104	FV	427,400	5100	7,000.	441,000	873,500	873,500	Year End Roll	12/20/2017
2017	104	FV	401,100	5100	7,000.	422,100	828,300	828,300	Year End Roll	1/3/2017
2016	104	FV	401,100	5100	7,000.	390,600	796,800	796,800	Year End	1/4/2016
2015	104	FV	357,800	5100	7,000.	327,600	690,500	690,500	Year End Roll	12/11/2014
2014	104	FV	357,800	5100	7,000.	320,000	682,900	682,900	Year End Roll	12/16/2013
2013	104	FV	372,200	5100	7,000.	304,900	682,200	682,200		12/13/2012

PRINT

Date	Time
12/11/20	00:10:23

LAST REV

Date	Time
06/04/18	11:21:47
ekelly	
9746	

USER DEFINED

Prior Id # 1:	80959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O BRIEN MARY	33189-376		7/2/2001		485,000	No	No		
	11745-424		9/29/1969			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2005	417	Inter Fi	2,500	C		G6	GR FY06	INT FINISH OF DORM
11/4/2004	1080	Addition	36,800	C		G6	GR FY06	35 FT DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
2/4/2009	Measured	336	PATRIOT
6/6/2005	Permit Visit	BR	B Rossignol
4/6/2000	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	266	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 567,000 | Spl Credit | Total: 567,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96324575
Const Adj.:	0.99980003
Adj $ / SQ:	163.719
Other Features:	140588
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	760439
Depreciation:	200756
Depreciated Total:	559683

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	2	HB	

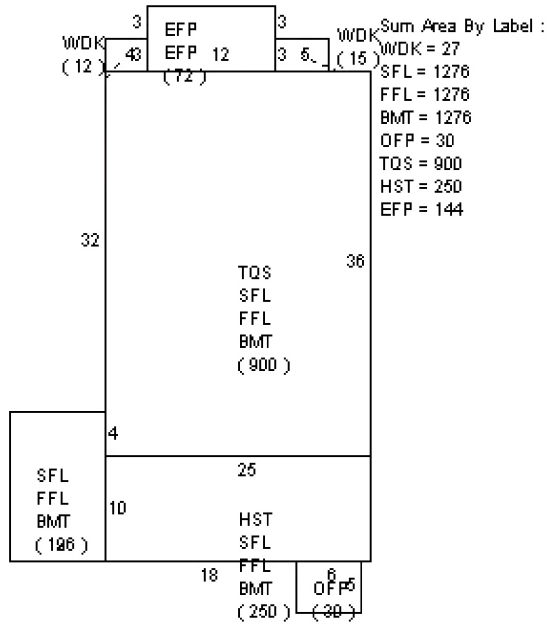
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	8	3	
Totals			
2	14	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,276	49.120	62,672
FFL	First Floor	1,276	163.720	208,905
SFL	Second Floor	1,276	163.720	208,905
TQS	3/4 Story	675	163.720	110,510
EFP	Enclos Porch	144	46.120	6,642
HST	Half Story	125	163.720	20,465
OFP	Open Porch	30	43.990	1,320
WDK	Deck	27	16.000	432
	Net Sketched Area:	4,829	Total:	619,851
Size Ad	3352	Gross Are	5179	FinArea 3352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.72
Special Features:	0	Val/Su Net:	115.90
Final Total:	559700	Val/Su SzAd	166.97

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100
2	Frame Shed	D	Y	1	7X6	F	FR	1985	0.00	T	34	104						

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100